

# Cambridge Green Belt Local Plan



Cambridgeshire  
County Council



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# CAMBRIDGE GREEN BELT LOCAL PLAN

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*Is sunset still a golden sea  
from Haslingfield to Madingley . . . . .*

*Rupert Brooke*

## PREFACE

This Local Plan has been prepared in recognition of the need to preserve the special character of Cambridge and to maintain the quality of its setting. The plan was statutorily adopted on 28th August 1992.

The adopted Green Belt supersedes that shown in earlier statutory and non-statutory documents, and for the first time, the whole of the Green Belt has statutory status. Although the publication of a complete Green Belt Local Plan as a single document is to be welcomed it must be seen only as a further step in the planning process. The Green Belt has been an important planning policy since its inception in the late 1950's. It has served to protect the setting of Cambridge for many years and it is envisaged that it will continue to perform its important functions into the next century. The primary role in the implementation of the policy now rests with the appropriate District Council.

Although Cambridgeshire County Council was assigned statutory responsibility for the preparation of the Plan, it was prepared in close collaboration with the three District Councils. The invaluable assistance of the Chief Planning Officers, both past and present, and the staff of Cambridge City Council, South Cambridgeshire District Council and East Cambridgeshire District Council, is gratefully acknowledged.

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**PROPOSALS MAP (in four parts) :**    North West;    North East;    see inside  
    South West;    South East;    back cover



## **SECTION 1 : BACKGROUND AND INTRODUCTION**

### **The Green Belt Concept**

- 1.1** The green belt is an area of land near to and usually surrounding a town, kept open by a permanent and severe restriction on building. Because its purpose is normally to limit the expansion of a town, a continuous belt all round is necessary. Within the present century the concept has developed with its own legislation. Until the mid 1950's the only formal proposal was the London Green Belt. The concept was then extended to contain development around other conurbations, and around towns of special character.

### **Government Legislation and Advice**

- 1.2** The Town and Country Planning Act 1947 required local authorities to prepare development plans to indicate proposals for land use whether by the carrying out of development or otherwise. It enabled them to designate areas which should be protected from development, including green belts.
- 1.3** In 1955 the Ministry of Housing and Local Government gave advice to local authorities on green belts in Circular 42/55. It stated that within a green belt, approval should not be given, except in very special circumstances, for the construction of new buildings.

It also stated that green belts had three main functions:

- (a) to check the growth of a large built-up area;
  - (b) to prevent neighbouring settlements from merging into one another; or
  - (c) to preserve the special character of a town.
- 1.4** Further advice was set out in Ministry Circular No. 50/57. It advised that it might be necessary to define pockets of land between the town and the green belt, which although not allocated for development in the Development Plan, could be developed later without prejudicing the green belt. The Circular made it clear that it would be misleading to allocate such areas for development, but including them in the green belt might give rise to difficulties and undermine public confidence in the green belt if the designation were to be changed later. Such areas were to be left as pockets of "white land" and the local authority should make it clear that such land was not available for development at the present time.

- 1.5** In 1962 the Ministry of Housing and Local Government published a booklet, "The Green Belts". This gave more detailed advice on the purpose of green belts. It emphasised the strict control of development and that there should be a presumption against further building; development which would not interfere with the open character of the land might be permissible. It also emphasised the recreational value of green belts, and the need to maintain and improve the landscape. In 1984 this booklet was updated by the Department of the Environment.
- 1.6** Circular 14/84 from the Department of the Environment sets out further advice on green belts, including advice on the definition of detailed boundaries in local plans. It states that the essential characteristic of green belts is their permanence and that their protection must be maintained as far as can be seen ahead. It also confirms that once the general extent of a green belt has been approved as part of the structure plan for an area, it should be altered only in exceptional circumstances. If such an alteration is proposed the Secretary of State will wish to be satisfied that the authority has considered opportunities for development within the urban areas contained by or beyond the green belt. Similarly, it advises that detailed boundaries defined in adopted local plans, or earlier development plans, should be altered only exceptionally.
- 1.7** More recently advice has been set out in Planning Policy Guidance Note 2, Green Belts, January 1988. This draws upon previous advice from the Department of the Environment, and reiterates that the Government attaches great importance to green belts and that the objectives of green belt policy first set out in 1955 remain valid today. Moreover, the original purposes of green belts (see paragraph 1.3 above) are explicitly extended to include the following:
- to safeguard the surrounding countryside from further encroachment.
  - to assist in urban regeneration.
- 1.8** Planning guidelines on redundant hospital sites in green belt have also been updated in DoE Circular 12/91. (This cancels the earlier Circular 12/87 and the new advice will be incorporated in PPG2 when next revised).

### **The Cambridge Green Belt**

- 1.9** The idea of a green belt around Cambridge was first suggested by Professor Holford in 1950\* when the prospect of further rapid growth around the City was seen as a threat to the "only true University Town" left in England. The County of Cambridge Development Plan, approved by the Minister in 1954, reflected this concern by putting a restriction on manufacturing industry, reducing the rate of growth of Cambridge and encouraging the development of those larger villages which are on good lines of communications and which form suitable centres for the surrounding rural area.

\* Cambridge Planning Proposals 1950



- 1.10** The inner boundary of the Green Belt around Cambridge was defined in the Town Map No.1 for Cambridge (Amendment No.2), 1965. The inner boundaries around the inner necklace villages were shown in the 1965 Development Plan (Town Map No. 2). The Cambridge Study Area Development Plan Review 1971 reaffirmed the Green Belt policy and showed the outer boundary of the Green Belt. Thus, although the whole of the Green Belt had not been formally approved by the Minister, he informed the County Council that it would be a "material consideration" and that applications for development should be determined as if the Green Belt was approved formally.

### **The Cambridgeshire Structure Plan**

- 1.11** The Secretary of State for the Environment approved the first Cambridgeshire Structure Plan in August 1980. This covered the period up to 1991. Policy P19/3 stated:

"A Green Belt will be maintained around the City of Cambridge having a depth of about 3-5 miles from the edge of the built-up area of the City. The precise boundaries of the Green Belt will be defined in local plans. Where the boundaries enclose settlements, including the City, they will be defined by reference to the degree of expansion of the settlements which is acceptable in the context of:

- (a) the desirability of checking the further expansion of Cambridge; of preserving its special character; and of preventing communities in the environs of Cambridge from merging into one another; and
- (b) the Structure Plan Policies for housing and employment.

Within the Green Belt permission will not be given, except in very special circumstances, for development for purposes other than agriculture, outdoor participatory sport and recreation, cemeteries, institutions standing in extensive grounds or other uses appropriate to a rural area."

- 1.12** In his letter approving the Structure Plan, dated 6 August 1980, the Secretary of State indicated that the main purpose of the Green Belt was to preserve the unique character of the City and to maintain its present setting. He endorsed the view that the Green Belt boundaries should be drawn to leave room for long term growth beyond the then current Structure Plan in order to obviate the need for frequent revision of boundaries.

### 1.13

In March 1989, the replacement Cambridgeshire Structure Plan was approved by the Secretary of State for the Environment. This roll-forward extended the Structure Plan period to the year 2001. Policy P20/4 concerns the Cambridge Green Belt. It states:

"A Green Belt will be maintained around the City of Cambridge in order to contain its urban growth, preserve its unique character, maintain its present setting and prevent communities in the environs of Cambridge from merging into one another. The precise boundaries of the Green Belt will be defined in a Local Plan.

Within the Green Belt, approval will not be given, except in very special circumstances, for the construction of new buildings or for the change of use of existing buildings for purposes other than agriculture and forestry, outdoor sport, cemeteries, institutions standing in extensive grounds, or other uses appropriate to a rural area.

To the south of the City, the Green Belt will be drawn close to the urban area. Elsewhere, the inner Green Belt boundary will be drawn to provide only for development which has an essential need to be located in Cambridge and which cannot be accommodated elsewhere. For this purpose a reserve of land will be provided between the inner edge of the Green Belt and the built up area, particularly south of the line of the A45 between the B1049 and the Kings Lynn/London railway line.

Where not immediately required for development in accordance with this policy such land is designated an Area of Special Restraint and will be protected from inappropriate development.

Proposals for re-use or redevelopment of redundant hospitals in the Green Belt will be considered in the light of the appropriate Government guidance.

To the east of Cambridge, the outer boundary of the Green Belt should be set to take account of the possibility that a new settlement may need to be developed in that general area."

### 1.14

In his letter dated 21 March 1989, approving the Cambridgeshire Structure Plan, the Secretary of State for the Environment acknowledged the importance of the Green Belt in protecting the setting and character of Cambridge. In view of this, and the limited supply of land for development in and around the City, he provided strategic guidance on the definition of the inner Green Belt boundary. This excluded from the Green Belt the area south of the line of the A45 between the B1049 (Histon Road) in the west and the railway in the east, which has come to be known as the Cambridge Northern Fringe Area. Moreover, the use of land within the Cambridge Northern Fringe Area is limited to development which has to have an essential need to be located in Cambridge and which cannot be accommodated elsewhere. In addition, the Secretary of State stated that to the south of the City, the Green Belt boundary should be drawn close to the urban area in view of the area's landscape character, and the fact that the Structure Plan makes provision elsewhere, including new settlements, for housing and associated development.

- 1.15 Structure Plan policies for the Cambridge Sub-Area provide the basic framework for the Green Belt. Both the first and replacement Structure Plans seek to slow down the rates of development, whilst at the same time allowing some diversification of employment to widen job choice. Strategically, however, employment and settlement policies have regard to the need to preserve the special character and setting of Cambridge.

### **The Cambridge Green Belt Local Plan**

- 1.16 Structure Plan policy provides for the definition of Green Belt boundaries in local plans. The Cambridge Green Belt Local Plan has enabled the boundaries to be determined in a comprehensive and strategic manner. Although the County Council undertook to prepare and adopt the Plan, it has been prepared in close collaboration with the relevant District Councils.

- 1.17 The main aim of the Plan is:

“To preserve the special character of Cambridge and to maintain the quality of its setting.”

- 1.18 The Plan also has other, more specific, aims:

- (1) to control the urban expansion of Cambridge;
- (2) to allow for the development of communities in accordance with Structure Plan policies;
- (3) to prevent the further coalescence of settlements;
- (4) to enhance the visual quality of the area;
- (5) to balance the provision of suitable recreational and leisure facilities against the needs of agriculture.

- 1.19 The Local Plan supersedes the Green Belt boundary shown in the statutorily approved, old style Cambridge Town Map No. 1 (Amendment No. 2) 1965. It also supersedes the Green Belt designation included in the Newnham and West Cambridge District Plan, which was prepared by Cambridge City Council and adopted in October 1984. The remaining adopted local plans, which cover the Green Belt area, were prepared by South Cambridgeshire District Council (i.e. Sawston/Pampisford/Babraham; Milton; and Waterbeach/Landbeach District Plans) and indicate that the definition of Green Belt boundaries would be considered in the Green Belt Local Plan.



**1.20** The Cambridge Green Belt Local Plan has been prepared under the Town and Country Planning Act 1971 (as amended) and, more recently, the Town and Country Planning Act 1990. In accordance with legislation and regulations governing the preparation of statutory local plans, the Cambridge Green Belt Local Plan has been subject to a comprehensive programme of consultation and public participation, culminating in a Public Local Inquiry and three subsequent stages of formal modification. A summary of the main stages is as follows:-

Consultation Draft Local Plan (Statutory six week consultation period)	September 1983
Deposit Local Plan (Statutory six week inspection period)	May 1984
Public Local Inquiry	January-February 1985
Proposed Modification I (Statutory six week inspection period)	November 1985
Proposed Modification II (Statutory six week inspection period)	October 1986
Proposed Modification III (Statutory six week inspection period)	May 1992

**1.21** The Cambridge Green Belt Local Plan was approved by the County Council in March 1987 and formal notification of the Council's Disposition to Adopt was issued in May 1987. However, the pursuance of adoption was stopped in June 1987 by Direction of the Secretary of State, pending his consideration of the submitted replacement Structure Plan. In June 1989, after the replacement Structure Plan had been approved with modifications, the Secretary of State directed the County Council to consider modifying the Local Plan to bring it into conformity with the Structure Plan. The County Council (July 1989) acknowledged the need for conformity and recognised that modification in respect of the Cambridge Northern Fringe was necessary. It resolved, however, that a decision on the (Green Belt's eastern) outer boundary was premature until the (Secretary of State's) decision on the location of the A45 new settlement was published and that action to modify the proposed Green Belt boundaries should be deferred accordingly.

**1.22** In March 1992, the Secretary of State published his decision on the A45 New Settlement Inquiry and refused permission for all eight planning applications. Having regard to this decision and to the supporting rationale, particularly in respect of the settlements proposed to the east of Cambridge, the County Council concluded that no modification of the proposed outer Green Belt boundary was required. At the same time (April 1992) the County Council resolved to pursue modification of the inner boundary (i.e. Proposed Modification III) to ensure the Local Plan's conformity with the Structure Plan.

**1.23** The Local Plan was statutorily adopted on 28 August 1992.

## **SECTION 2 : THE BOUNDARIES OF THE GREEN BELT**

**POLICY GB2/1      THE BOUNDARIES AND EXTENT OF THE CAMBRIDGE GREEN BELT ARE SHOWN ON THE PROPOSALS MAP (SEE INSIDE BACK COVER). THE PROPOSALS MAP COMPRISES FOUR SHEETS, NAMELY NORTH WEST, NORTH EAST, SOUTH WEST AND SOUTH EAST. WITHIN THE GREEN BELT, POLICIES GB3/1 TO GB5/4 WILL APPLY.**

### **The Basis of the Outer Boundary**

- 2.1      The setting of the City has an important role to play in protecting the character of Cambridge. The outer boundary, in defining the setting of Cambridge, has been determined primarily by the topography of the Cambridge "basin" and thus includes all land which overlooks the City and forms the landscape in which the City lies. Where there is little or no physical relief, land has been included which has close social and economic links with the City, lying within the immediate sphere of influence of development pressures associated with Cambridge which the Green Belt seeks to control.

### **Secondary Considerations on the Outer Boundary**

- 2.2      The Green Belt should be three to five miles in depth from the edge of the built-up area. This distance has only been exceeded where the physical setting, due to topography, is clearly wider.
- 2.3      Preventing the coalescence of settlements is an important Green Belt function, recognised in the Circulars and in the aims of the Local Plan. The outer boundary has therefore taken into account land which is important in keeping settlements apart.
- 2.4      Significant physical features such as roads, trackways, streams and railways have influenced the course of the outer boundary in order to clearly identify the outer edge of the Green Belt.

### **Villages Lying on the Outer Boundary**

- 2.5      In some cases a village may straddle a physical feature which forms part of the outer boundary. In these circumstances, the outer boundary has been drawn to exclude the village from the Green Belt.

## **The Role of the Inner Boundaries**

- 2.6** The inner boundary around the City will contain development, and will ensure that long term development is directed into the most environmentally acceptable locations. The inner boundary around the City is therefore most important in preserving the special character of Cambridge.
- 2.7** The boundaries around the City and the villages will also help to maintain the quality of the setting of the City by preventing both the coalescence of settlements and their extension into the open countryside.

## **The Basis of the Inner Boundaries**

- 2.8** The Structure Plan (1989) allows for some development to take place in all recognised settlements. Apart from the City and the few selected growth villages, such development is limited to groups of houses and infill, and in the smaller villages to infill only.
- 2.9** The recognised settlements are defined as those which:
- (1) are sufficiently concentrated and form the nucleus of an historic settlement, usually the centre of a civil parish;
  - (2) are physically distinct from other settlements;
  - (3) normally contain at least a place of worship and possibly a public house, shop(s) and primary school.
- 2.10** Development within these villages which does not materially affect their character would not prejudice the Green Belt. To allow development to take place, a Green Belt boundary has therefore been drawn around each village.
- 2.11** Outside the recognised settlements, the Green Belt will normally prevent development. However, in parts of the Green Belt area, there are isolated areas of development and the consolidation of such areas would erode the rural character of the Green Belt. To prevent such consolidation, these areas are normally included in the Green Belt.

## **The Long Term Nature of the Green Belt**

- 2.12** Land within the Green Belt must fulfil a Green Belt function as defined in Circular 42/55, Circular 14/84, PPG2 and the aims of the Cambridge Green Belt Local Plan. The Department of the Environment's advice is that Green Belt boundaries should allow long term growth to take place without prejudicing the Green Belt.



**2.13** Before adoption of the Local Plan was possible, it was necessary for the Secretary of State for the Environment to confirm his satisfaction that the Cambridge Green Belt Local Plan was in general conformity with the approved Structure Plan (1989). The latter provides strategic guidance until the year 2001. Thus, it is expected that the adopted Green Belt boundary will remain substantially intact until after the Structure Plan period (i.e. into the next century).

**2.14** The land between the limits of development and the Green Belt boundary will not be subject to Green Belt protection, but current Structure Plan and Local Plan policies will continue in effect, until they are reviewed or modified. Other than those areas allocated for development in Local Plans, or in villages where development proposals would be consistent with approved Structure Plan policies, it is intended that this land should remain in its present use for the duration of the current Structure Plan period (to 2001).

### **Existing Developments: Green Belt Uses**

**2.15** A main purpose of the Green Belt is to restrict further built development. New development is therefore normally limited to that which is associated with activities requiring a rural location, and which would not have an adverse affect on the rural character of the Green Belt.

**2.16** There are, however, existing uses which are acceptable in the Green Belt but which have buildings adjoining the built-up area. Where these buildings relate more to the settlement than to the countryside, their inclusion in the Green Belt would be an artificial distinction, for example where farm buildings form part of the fabric of the village.

**2.17** The location of these buildings and the degree of separation from the rest of the built-up area has determined whether they are included in the Green Belt or not. Normally they are excluded from the Green Belt where the buildings:

- (a) lie within the main body of the settlement;
- (b) adjoin the edge of the settlement along one of its approach roads;
- (c) comprise a group which forms a substantially developed area which is, in effect, an extension of the settlement.

### **Boundary Features**

**2.18** Wherever possible, physical features have been used as Green Belt boundaries around settlements to ensure that the boundary is consistent, permanent and easily recognisable on the ground.

**2.19** The boundary is drawn along the Green Belt side of the following features:

- (a) railway lines and motorways, using the edge of the operational land;
- (b) roads, using the edge of the carriageway;
- (c) property boundaries, using identifiable boundaries of both existing and proposed development where it adjoins the open countryside and is normally marked by walls, fences or hedges;
- (d) the edge of buildings or changes in land-use where property boundaries enclose extensive areas of open land.

**2.20** Rivers, streams and ditches are also used as boundary features. These features in themselves are suitable for inclusion within the Green Belt, and the boundary therefore follows the top of the bank on the non Green Belt side.

## **SECTION 3 : DEVELOPMENT WITHIN THE GREEN BELT**

**POLICY GB3/1:      WITHIN THE GREEN BELT THERE IS A STRONG PRESUMPTION AGAINST DEVELOPMENT AND PERMISSION WILL NOT NORMALLY BE GIVEN. EXCEPTIONALLY DEVELOPMENT FOR THE PURPOSES OF AGRICULTURE, OUTDOOR PARTICIPATORY SPORT AND INFORMAL RECREATION, CEMETERIES, INSTITUTIONS STANDING IN EXTENSIVE GROUNDS, PUBLIC UTILITIES OR OTHER USES APPROPRIATE IN A RURAL AREA MAY BE PERMITTED, SUBJECT TO THE PROVISIONS OF POLICIES GB3/2 TO GB3/14 INCLUSIVE.**

### **General Principles**

- 3.1**      The main purpose of the Green Belt is to keep open the land within it by placing a permanent and severe restriction on building. There is, therefore, a strong presumption against development; the argument that a proposed development would be inconspicuous or would not harm the site or locality is not sufficient to override this presumption.
- 3.2**      The Cambridge Green Belt has a restricted depth; because of this and its special quality, it is essential that development is kept to a minimum. Only those categories of development listed in policy GB3/1 which require a location within the Green Belt may be permitted. Any proposal which could be a major employment centre or which would generate significant volumes of traffic would not be acceptable because of the adverse effect on rural character.
- 3.3**      Even if a proposal is acceptable in principle, it is important that the placing of any building on its site and the effect on the locality is fully taken into account in determining the application in order to minimise its impact.
- 3.4**      In the same way, although road building and improvement is acceptable in principle, it can be an important factor for the quality of the Green Belt. Road improvements do not need an express grant of planning consent although new roads do require the submission of a planning application. However, any road proposal should take into account the sensitive nature of the Green Belt.



## **The Location of Development**

**POLICY GB3/2: PERMISSION WILL NOT NORMALLY BE GIVEN FOR DEVELOPMENT IN THE OPEN COUNTRYSIDE OF THE GREEN BELT WHERE IT WOULD ADVERSELY AFFECT THE RURAL AND OPEN NATURE OF THE AREA.**

- 3.5** It is important to retain the open appearance of the Green Belt. Therefore development which would adversely affect the open and rural character of the countryside would be contrary to the purpose of the Green Belt. Where development is permitted, the local authorities will place landscaping conditions on any such permission, together with a requirement that any planting is adequately maintained.

**POLICY GB3/3: NEW BUILDING WITHIN THE GREEN BELT WILL NORMALLY BE LOCATED WITHIN OR ADJOINING EXISTING COMPLEXES OR WILL ENTAIL THE CONVERSION OR REDEVELOPMENT OF REDUNDANT BUILDINGS.**

- 3.6** Even development and changes of use which are normally acceptable in the Green Belt can lead to an erosion of its open and rural character. The requirement for new buildings can be reduced by the re-use and conversion of existing structures.

- 3.7** Where existing buildings are not suitable for new uses, the redevelopment of such buildings, or development within or adjacent to existing groups of buildings, is preferable to entirely new-sited development as it will minimise the impact on the countryside. The improvement of existing buildings may also be beneficial to the general appearance of the area.

## **Coalescence of Settlements**

**POLICY GB3/4: IN AREAS WHERE THE PROXIMITY OF ADJOINING SETTLEMENTS POSES THE THREAT OF COALESCENCE, DEVELOPMENT INVOLVING BUILT STRUCTURES WILL NOT NORMALLY BE PERMITTED.**

- 3.8** Some parts of the Green Belt are particularly sensitive because of the danger of the coalescence of adjoining settlements. Any development, even that associated with normally acceptable uses, could erode the open nature of such areas so that the gap between settlements is indistinguishable on the ground. In these critical areas, the local authorities therefore will resist any proposal which would increase the urban nature of the area and thus erode the value of the Green Belt.

## **The Protection of Agricultural Resources**

**POLICY GB3/5: PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR DEVELOPMENT WHICH WOULD LEAD TO THE LOSS OF HIGH QUALITY AGRICULTURAL LAND OF GRADES I, II AND IIIA OF THE MINISTRY OF AGRICULTURE'S CLASSIFICATION.**

3.9 Agriculture is the primary land-use in the Green Belt and as such forms the basis of the landscape. It is important that the agricultural industry receives protection both in order to retain the character of the Green Belt and to protect the basic resource of high quality agricultural land. Much of the land around Cambridge is Grade II and IIIA of the Ministry of Agriculture's Classification. High quality agricultural land must therefore be protected from development or changes in use to other Green Belt uses.

3.10 Agricultural production can also be damaged where development leads to the fragmentation of holdings. This can result from the proliferation of other, competing land-uses, together with the associated trespass and vandalism from adjacent communities. The restrictions on the categories of development permissible within the Green Belt, and the limitations on the expansion of settlements, will assist in keeping this to a minimum.

### **Development for Agricultural Needs**

3.11 Although there must be protection for the agricultural industry, it is also important that the industry itself does not damage the appearance of the Green Belt through a proliferation of farm buildings and agricultural dwellings in the open countryside. Isolated new agricultural dwellings therefore will only be permitted where it can be shown that they cannot be located within or adjoining existing farmsteads and where the use of existing buildings is not possible.

**POLICY GB3/6: DEVELOPMENT ASSOCIATED WITH AGRICULTURE BUT WHICH NEED NOT BE ACCOMMODATED ON AGRICULTURAL LAND WILL NOT NORMALLY BE PERMITTED IN THE GREEN BELT.**

3.12 Not all developments associated with agriculture are acceptable in the Green Belt. Developments, which do not have a direct relationship with the farms on which they are proposed, and which may include bulk storage depots, may introduce into the landscape large complexes of buildings which have the appearance of industrial buildings. While it is accepted that such developments do have an association within the surrounding farm land and its produce, they themselves need not be located on agricultural land.

**3.13** Green Belt policies relating to agricultural development do not infringe the rights to develop under the General Development Order.

**3.14** Where new agricultural developments are permitted in the open countryside, it is important that their location is chosen carefully and they are of good design and with appropriate building materials. Adequate screening and landscaping, as appropriate, will also help to soften their impact on the landscape and hence help to maintain the open nature of the Green Belt.

### **Replacement Development**

**POLICY GB3/7: WHERE BUILDINGS HAVE FALLEN INTO SUCH DISREPAIR THAT THE USE HAS CEASED, APPLICATIONS FOR REPLACEMENT WILL BE SUBJECT TO ALL OTHER RELEVANT POLICIES IN THIS PLAN.**

**3.15** Within the Green Belt, there are inevitably some buildings which would not normally be acceptable, but which are there because they predate the designation of the original Green Belt. Such buildings will continue to exist, but the local authorities will only grant permission for their change of use to one associated with those activities specified in Policy GB3/1.

**3.16** Where it can be proved that the existing use of such buildings has not been abandoned, and where the renovation of the building is not possible, then replacement on a one for one basis, but without enlargement may be permitted, subject to the requirements of the General Development Order.

### **Institutions in Extensive Grounds**

**POLICY GB3/8: THE CHANGE OF USE OF LARGE COUNTRY HOUSES IN EXTENSIVE GROUNDS TO AN INSTITUTION WILL NORMALLY BE PERMITTED PROVIDED SUCH A CHANGE OF USE WOULD NOT ADVERSELY AFFECT THE HISTORIC OR ARCHITECTURAL INTEREST OF THE BUILDING AND ITS SETTING.**

**3.17** The large country house in parkland is a fine feature of the English landscape. The preservation of such houses is often dependent upon finding an economic use for the house and which also makes use of the grounds.

**3.18** Institutions may require large sites which cannot be accommodated within Cambridge or the surrounding villages. For the purposes of the Green Belt Local Plan, an institution is defined as a residential home, place of study, research or public welfare.



- 3.19 Proposals for the conversion or extension of existing country houses, especially if it concerns a building of architectural or historic interest, will be viewed sympathetically, where it would secure the retention of the building and the continued maintenance of the grounds. Free-standing buildings would only be permitted in the grounds of such properties where their use contains an essential local element connected with that of the main building and their siting is such as would have no adverse impact on the appearance or setting of the main building.
- 3.20 The Cambridge area is particularly attractive to development which might be defined as an institutional use. New development in the form of an institute in extensive grounds could erode the open and rural character of the Green Belt and will therefore be determined with reference to Policies GB3/1-GB3/14.

### **Buildings of Architectural or Historic Interest**

**POLICY GB3/9: THE CHANGE OF USE OR CONVERSION OF EXISTING BUILDINGS ON THE STATUTORY LIST AS BEING OF ARCHITECTURAL OR HISTORIC INTEREST MAY BE ALLOWED IN ORDER TO SECURE THE PROPER MAINTENANCE OF THE BUILDING.**

- 3.21 Within the Green Belt, there are buildings of architectural or historic interest which may add significantly to the appearance and character of the area. In cases where the building is redundant to its original use, changes of use or conversion to other uses may be permitted if it would not have a detrimental effect on the area.

### **Public Utilities**

**POLICY GB3/10: THE LOCAL PLANNING AUTHORITIES WILL URGE STATUTORY UNDERTAKERS TO SITE PUBLIC UTILITIES OUTSIDE THE GREEN BELT. WHERE IT IS ESSENTIAL THAT PUBLIC UTILITIES ARE LOCATED IN THE GREEN BELT, THE LOCAL AUTHORITIES WILL URGE THAT THEY ARE LOCATED IN THE LEAST ENVIRONMENTALLY DAMAGING POSITION AND THAT ADEQUATE LANDSCAPING IS PROVIDED.**

- 3.22 Public utilities do not normally require planning permission although they are required by Section 90 of the Town and Country Planning Act 1990 to consult the local planning authorities and to take their views into consideration.

- 3.23** Many public utilities that provide services for Cambridge and the surrounding villages have to be located in the countryside either for operational or safety reasons, or because they require large areas of land.
- 3.24** Generally such uses are not compatible with the aims of the Green Belt and can be an eyesore and a source of nuisance. The local authorities will urge the statutory undertakers to locate their developments outside the Green Belt wherever possible. Where they must locate within the Green Belt, the statutory undertakers will be asked to have regard to the policies of the Cambridge Green Belt Local Plan and to undertake screening measures through earth mounding and planting.
- 3.25** Only in exceptional circumstances, to satisfy stringent operational requirements, should such uses be located on land of high agricultural value or where there is a danger of the coalescence of settlements.

### **Minerals**

**POLICY GB3/11: DEVELOPMENT FOR THE PURPOSES OF MINERAL EXTRACTION WILL NOT NORMALLY BE PERMITTED WITHIN THE CAMBRIDGE GREEN BELT.**

- 3.26** Although the Cambridge Green Belt does not aim to sterilise mineral resources, environmental considerations are clearly of particular importance. Unlike those Green Belts whose aim is to contain the expansion of large conurbations, the Cambridge Green Belt safeguards the setting of the City. The generally low lying landscape is highly vulnerable to insensitive development, the impact of which would be greatly exacerbated within the limited physical extent of the Green Belt, and accordingly planning permission for mineral extraction will not normally be given.

### **Nature Conservation**

**POLICY GB3/12: DEVELOPMENT WHICH ADVERSELY AFFECTS SITES OF SPECIAL SCIENTIFIC INTEREST OR NATIONAL NATURE RESERVES WILL NOT NORMALLY BE PERMITTED.**

- 3.27** There are numerous Sites of Special Scientific Interest within the area covered by the Cambridge Green Belt, although none are yet designated as National Nature Reserves. In addition to their wildlife interest they contribute significantly to the landscape and to the rural and open nature of the Green Belt. The Local Plan should seek to protect such sites from inappropriate development, therefore a policy in accordance with Structure Plan Policy - P14/4 is included. In addition to these sites, there are Sites of Natural History Interest which will need to be taken into account in determining applications for development or change of use. The Local Naturalists Trust also manage a number of Nature Reserves, and the Local Authorities have the opportunity to enter into agreements with landowners to create Local Nature Reserves.

## Historic Landscapes

**POLICY GB3/13: PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR DEVELOPMENT WHICH WOULD LEAD TO THE LOSS OF, OR ADVERSELY AFFECT, AREAS OF HISTORIC LANDSCAPE.**

- 3.28 The Green Belt is the rural setting for Cambridge; the quality of this setting is in part dependent upon areas of historic landscape which add attractive features and additional interest to an intensively farmed countryside. These features include parklands, waterways, trackways, hedges and field patterns.
- 3.29 Extensive parklands are comparatively rare in the Cambridgeshire landscape and it is important that the existing areas of parkland are recognised and protected from insensitive development. They include the grounds of the following: Anglesey Abbey, Bottisham Hall, Fulbourn Hospital, Girton College, Madingley Hall, Milton Hall, Pampisford Hall, Quy Hall, Sawston Hall, Trumpington Hall, Wandlebury, Westwick Hall and Wilbraham Temple.
- 3.30 Other features of historic landscape tend to be smaller in extent but none the less contribute significantly. They include important linear features including Car Dyke and the Lodes, Fleam Dyke and the Roman Road as well as remnants of historic agricultural landscape such as field patterns and hedgerows.

## Cambridge Airport

**POLICY GB3/14: DEVELOPMENT WHICH IS DIRECTLY RELATED TO THE OPERATIONAL EFFICIENCY OF CAMBRIDGE AIRPORT WILL BE ACCEPTED IN PRINCIPLE WITHIN THE FLIGHT OPERATIONS AREA OF THE AIRPORT.**

- 3.31 Together with Coldhams Common, Cambridge Airport forms part of a prominent wedge of open land which stretches into the City and as such it is appropriate for inclusion within the Green Belt. If flying ceased or runway alignments changed, or development within the safeguarding areas were to be sanctioned, the Green Belt function could be seriously undermined or lost.

**3.32**

It is acknowledged that the operational activity of the airport which helps to keep this land open should not be impeded. The following list indicates those uses and developments which would normally be acceptable:

1. Runways
2. Taxiways
3. Aircraft hardstanding/aprons
4. Navigational Aids (including lighting)
5. Flight control facilities
6. Emergency service buildings
7. Fuelling facilities, including storage
8. New Roads
9. Noise barriers/screens
10. Security fencing
11. Any other use or buildings which in the view of the Local Planning Authority are necessary for the operational safety or efficiency of the Airport.

**Recreation and Tourism****3.33**

The Green Belt Local Plan's policies and proposals for recreation and tourism are set out in Section 4 of this report.

## **SECTION 4 : RECREATION AND TOURISM**

### **The Recreational Role of the Green Belt**

- 4.1** The Green Belt has an important role in maintaining and improving the setting of Cambridge. Section 5 sets out the means of achieving this.
- 4.2** The enhanced landscape will be more attractive for countryside recreation. The Department of the Environment Booklet - "The Green Belts" recognises the importance of green belts for recreation. Although the recreational pressures on the Cambridge Green Belt are limited in comparison with metropolitan ones, it does encompass one of the largest urban and semi-urban concentrations of population in the region.
- 4.3** The Local Plan aims to balance the provision of suitable recreational and leisure activities against the needs of agriculture. The Cambridge area, much of which is agricultural land Grade 2, is one of the most intensively farmed parts of the country. Much of the countryside consists of large arable fields; there are few woods, pastures or other areas of semi-natural vegetation. However, the remaining areas of semi-natural vegetation add considerably to the variety of the landscape. The provision of additional recreational facilities should take account of the need to maintain the productivity of local agriculture and the need to safeguard areas of nature conservation interest.

### **Provision of Recreation in the Cambridge Area**

- 4.4** Within Cambridge and the villages there are existing areas of recreational open space, some of which is under pressure to be developed. Already some parts of the City and some villages are under-provided with recreational open space.
- 4.5** The population of the area is increasing. Expectations about time available for leisure are also increasing. There is also a trend towards more people taking part in active leisure pursuits. All these factors create an increasing demand for facilities.
- 4.6** The Cambridge Green Belt can provide for some of this increased demand for recreation. Notwithstanding the restrictions on development set out in Section 3 and the need to respect the requirements of agriculture, recreational use is generally in accord with the aims of the Green Belt.



## **Type of Recreation Acceptable**

**POLICY GB4/1: DEVELOPMENT FOR SPORT AND RECREATION WHICH REQUIRES SUBSTANTIAL BUILDINGS AND CAR PARKS, OR WHICH WOULD FREQUENTLY ATTRACT LARGE NUMBERS OF PEOPLE WILL NOT NORMALLY BE PERMITTED IN THE GREEN BELT.**

- 4.7** Whilst the Green Belt fulfils a recreational function, it is not a suitable location for all forms of sport and leisure. Those activities which require substantial buildings and car parks or which frequently attract large numbers of people, whether participants or spectators, would detract from the open and rural nature of the Green Belt.
- 4.8** Within the Green Belt, therefore, the emphasis will be on low key organised outdoor sport such as golf and local sports pitches. Informal recreation, defined by the Countryside Commission as "recreation, the main aim of which is relaxation ... which lacks any competitive element and requires a countryside location for its full enjoyment" is most appropriate for the Green Belt. Such activities would include walking, riding and picnics.

## **Recreational Buildings Permitted**

**POLICY GB4/2: PERMISSION WILL NOT NORMALLY BE GIVEN FOR RECREATIONAL BUILDINGS WHICH ARE NOT DIRECTLY RELATED TO A RECREATIONAL USE APPROPRIATE TO THE GREEN BELT.**

- 4.9** Although the Green Belt aims to prevent building, most types of outdoor sport and some forms of informal recreation do require buildings such as those for administration, refreshment facilities, changing rooms and toilets. It will need to be demonstrated that any building proposal is directly related to an acceptable recreational use and will not include buildings for social gatherings, indoor sports or other uses which do not require a rural location.
- 4.10** The needs of the University of Cambridge and its Colleges for the provision of facilities for sport and recreation for its members on land within the Green Belt inside the City of Cambridge require special consideration. Applications for planning permission for development to meet such needs which would otherwise contravene the provisions of Policies GB4/1 and GB4/2 will be given special consideration.

## **Access to the Countryside - Footpaths, Bridleways and Cycleways**

**POLICY GB4/3: THE LOCAL AUTHORITIES WILL INVESTIGATE THE OPPORTUNITIES TO IMPROVE AND MAINTAIN ACCESS TO THE COUNTRYSIDE THROUGH THE MAINTENANCE OF EXISTING FOOTPATHS AND THE PROVISION OF NEW ROUTES.**

**4.11** Improved access to the countryside would increase opportunities for informal recreation. This would offer greater scope for short walks or longer rambles and general appreciation of the landscape. The local authorities can improve the network of public footpaths and bridleways giving better access to those on foot or on horse. Improvements by better signing, maintenance of the paths and other features such as stiles and bridges should be considered. The creation of new footpath and bridleway links, generally by access agreements rather than by new statutory rights of way, would improve the opportunities for viewing the countryside and for circular routes. The promotion of walks and routes would help to increase usage, and thus help to prevent paths becoming overgrown. At the same time, it will also be necessary to make those using all footpaths and bridleways aware of the needs of the countryside to reduce damage to crops, acts of vandalism and litter. To achieve these improvements, the Local Authorities can work closely with Parish Councils, the Countryside Commission, the Tourist Board and voluntary bodies such as the Ramblers' Association. In view of the concentration of population in the City, priority should be given to links from the City into the open countryside.

**4.12** Cycling is a very popular mode of transport in Cambridge. The gentle relief of the Cambridge countryside makes it an ideal area for cycling as a form of recreation, yet the opportunities for this activity away from the public roads are very limited. In particular, the disused, but largely intact, railway track from Fen Ditton passes close to Anglesey Abbey and offers the opportunity of providing a direct link from the City to this popular National Trust property for cyclists, walkers and those on horse-back.

**4.13** Appendix I lists a number of additional footpath links which the local authorities should consider.

## **Access to the Countryside - Country Parks**

**POLICY GB4/4: THE LOCAL AUTHORITIES, IN CO-OPERATION WITH THE COUNTRYSIDE COMMISSION, WILL DEVELOP A COUNTRY PARK AT MILTON PITTS.**

**4.14** Even with improvements of access via footpaths, bridleways and cycleways, other opportunities to walk and picnic in the countryside are limited by the intensively arable nature of farming in the area. The Wandlebury Estate and Grantchester Meadows provide for an important recreational need to the south of the City, although both are privately owned and heavily used. To the north Landbeach Marina provides for outdoor leisure needs. This too is privately owned.

- 4.15** The Structure Plan recognises the need to provide a country park in the Cambridge area. Policy P20/34 states "The Local Planning Authorities, in co-operation with the Countryside Commission, will develop country parks in the Sub-Area. Priority will be given to a country park at Milton Pits".

### **Access to the Countryside - Picnic Sites**

**POLICY GB4/5: THE LOCAL AUTHORITIES WILL INVESTIGATE THE OPPORTUNITIES TO PROVIDE ADDITIONAL PICNIC SITES IN THE GREEN BELT.**

- 4.16** There is a need to provide small areas, related to the footpath network, where cars may be parked and picnics enjoyed in conjunction with a country walk. Byron's Pool at Grantchester shows the modest facilities that need to be provided. Picnic sites, in addition to relating to the footpath network, could also take advantage of good views, especially of the City. Where the land is not publicly owned, agreements with local landowners will be sought. A number of possible picnic sites are listed in Appendix 2.

### **Water Based Recreation**

**POLICY GB4/6: THE LOCAL AUTHORITIES WILL NOT NORMALLY GRANT PERMISSION FOR ADDITIONAL MARINAS OR PERMANENT MOORINGS ALONG THE RIVER CAM.**

- 4.17** Water-related recreation is an important element of leisure in the Green Belt. The Cam provides for punting, rowing, motor cruising and fishing, and to a limited extent, swimming. Disused and water-filled gravel pits, especially in the Country Park to be developed at Milton Pits, will provide opportunities for fishing, sailing and boating.
- 4.18** The multiplicity of uses which take place on the Cam can lead to pressure and conflict. The Eastern Council for Sport and Recreation recognises this in its Regional Strategy for Water Recreation (Zone 1). Therefore further marinas or permanent mooring and additional marina capacity will not normally be permitted on the Cam, and the fishing and rowing interests upstream of Baits Bite Lock will be protected.

## SECTION 5 : THE LANDSCAPE OF THE GREEN BELT

### The Importance of the Landscape of the Green Belt

- 5.1 The landscape of the Green Belt is the setting for the City of Cambridge. The policies to restrict building will help to maintain the Green Belt's rural and open character. The Plan also aims to enhance the visual quality of the area, recognising that it is important to take positive measures to improve it where necessary.

### The Landscape around Cambridge

- 5.2 The countryside around Cambridge is very gentle in relief. It ranges from the completely level fens north of the City to a series of gentle chalkland hills and valleys southwards. It is also intensively farmed. A more complete description of the landscape is given in **Appendix 3** which recognises three main landscape types. The lack of relief means that any building or other development in this countryside is visible over long distances. Changes in land-use may also affect the quality of the landscape, for instance when meadowland is changed to playing fields. The effect on the landscape must be taken into account in determining applications for development within the Green Belt; this is reflected in Policy GB3/2.

### The Decline of the Landscape

**POLICY GB5/1: IN ORDER TO REVERSE THE DECLINE IN THE QUALITY OF THE LANDSCAPE, THE LOCAL AUTHORITIES, WITH THE AID OF THE COUNTRYSIDE COMMISSION AND OTHERS, WILL PROMOTE SCHEMES FOR ADDITIONAL TREE PLANTING.**

- 5.3 Landscape is always changing and evolving. Surveys undertaken by the County Council's former Directorate of Land and Buildings have shown that much of the good landscape of Cambridgeshire is "over mature"; that is the trees, which are one of the most important factors in the landscape, are in advanced old age. Unless steps are taken to increase the number of young trees in these areas, gradual tree loss through old age will cause the quality of the landscape to deteriorate.
- 5.4 Overall, recent years have seen a general decline in the quality of the landscape. Changes in farming practice and the loss and damage to trees through disease and drought have created large and featureless areas of "prairie-like landscape". Tree planting along roads and field boundaries and in field corners, and as small plantations, can do much to improve and maintain the landscape.

## **Other Measures to Improve the Landscape**

**POLICY GB5/2: THE LOCAL AUTHORITIES WILL SEEK AGREEMENTS WITH LANDOWNERS AND THE CO-OPERATION OF VOLUNTARY BODIES TO IMPROVE AND MAINTAIN THE LANDSCAPE.**

- 5.5** Not all landscape schemes depend solely on tree and hedge planting, although these are undoubtedly very important. Other measures such as the clearance of rubbish or other unsightly features and the improvement, maintenance and creation of wildlife habitats are also important in protecting and enhancing the landscape. Management agreements with local landowners are one way in which such measures can be introduced; in this way Local Authorities can create Local Nature Reserves. The Local Authorities can also enlist the help of voluntary bodies such as the Naturalists Trusts, the Council for the Protection of Rural England, the Cambridge Conservation Volunteers and other amenity groups in securing landscape improvements.
- 5.6** Similarly, the remnants of historic landscapes make a valuable contribution to the Green Belt. This is embodied in Structure Plan Policies P14/7 and P14/8 which indicate that the Local Authorities should seek to protect such landscapes which include parkland, waterways, trackways, hedges and field patterns.
- 5.7** The ways in which landscape management, tree and hedge planting and other measures should be undertaken varies according to the character of the local landscape. This largely depends on the dominant land-use and type of hedge and tree cover. **Appendix 4** lists these types of landscape tracts and indicates the policies available.

## **Areas of Poor or Damaged Landscape**

**POLICY GB5/3: THE LOCAL AUTHORITIES WILL SEEK TO IMPROVE AREAS OF POOR OR DAMAGED LANDSCAPE BY THE PLANTING OF TREES AND HEDGES AND BY THE REMOVAL OF UNSIGHTLY FEATURES.**

- 5.8** Work undertaken during the preparation of the Plan identified areas of poor or damaged landscape. Some areas have been damaged by the loss of tree and hedge cover. Other parts of the Green Belt are clearly damaged by the intrusion of urban areas and are damaged by trespass, vandalism and the dumping of rubbish. This is particularly true of parts of the northern and eastern fringes of the City. Great improvements to such areas can be achieved by planting trees and hedges, and by the general removal of unsightly features, rubbish and unsympathetic uses.



- 5.9 Certain parts of the Green Belt, like the Fens, may not appear to be of high landscape value because of an absence of any relief or semi-natural vegetation. Such areas, however, do possess a distinct character of their own which it would not be appropriate to change.

### **Priorities for Action within the Green Belt**

**POLICY GB5/4:      WITHIN THE GREEN BELT THE LOCAL AUTHORITIES WILL GIVE PRIORITY TO THE AREAS ADJOINING THE INNER BOUNDARY IN DETERMINING THEIR PROGRAMMES OF LANDSCAPE IMPROVEMENTS.**

- 5.10 Visually, the most important part of the Green Belt is that closest to Cambridge, where the City and the countryside meet. This is also the area of its greatest problems (see paragraph 5.8).
- 5.11 This inner part of the Green Belt is also the most frequently seen by both visitors and residents. Roads, railways and footpaths provide people with the opportunity to journey from the City and its rural hinterland. Such movements can also provide views of the City in its countryside setting.
- 5.12 For these reasons, the most sensitive part of the Green Belt should have priority for action on the landscape. The areas that this involves, and their suggested needs are to be found in **Appendix 5**.

## **SECTION 6 : IMPLEMENTATION**

### **The Importance of Implementation over the Plan Period**

- 6.1 The Local Plan has been prepared as a working document for use by the various Local Authorities and other agencies concerned. It is therefore important that the Plan should consider the way in which its policies and proposals will be implemented.
- 6.2 The boundaries of the Green Belt have been drawn to remain in force until the turn of the century and this effectively determines the life of the Local Plan. No firm completion date is given for the proposals in the Plan.

### **The Control of Development**

- 6.3 Through their day to day control of development by making decisions on planning applications, the three District Councils (Cambridge City, East Cambridgeshire and South Cambridgeshire) will ensure that the open and rural nature of the Green Belt is maintained, consistent with Policies GB3/1-GB3/14 and GB4/1, GB4/2 and GB4/6.

### **Programming**

- 6.4 Sections 4 and 5 contain proposals for recreational and landscape improvements. These have financial implications for the Local Authorities in the area in terms of both capital and revenue expenditure. Since the financial climate for local government continues to be very uncertain, their implementation will largely depend upon the availability of finance when real costs have been established. For this reason it is not feasible to establish a firm programme, nor even to ensure that all the proposals will be implemented by the turn of the century. The proposals do, however, indicate the direction in which the Local Authorities should proceed.

### **Co-ordination and Monitoring**

- 6.5 Despite the difficulty of programming, the Local Authorities will aim to implement, both through their own efforts and by seeking assistance from Government agencies, voluntary groups and private firms. Particularly because of the large numbers of agencies involved, the Local Authorities will wish to note progress and it is therefore important that the Plan is monitored. For the same reason the Local Authorities will wish to co-ordinate work on the Plan; to do so they have set up a special Joint Green Belt Project, which is managed by the Wildlife Trust, with the assistance of the Countryside Commission. This assists the Local Authorities to co-ordinate the work of conservation volunteers.

## **The Proposals for Recreation**

- 6.6** Policy GB4/3 proposes improved maintenance and new links for the footpath and bridleway system. A number of specific links are suggested in **Appendix I**. Responsibility for implementation lies with both the County Council and the District Councils. Improvements to public rights of way may be implemented directly by the Local Authorities, through the Green Belt Project or through the Parish Path initiative, with the support of the Countryside Commission. Some local landowners may be opposed to schemes which involve their holdings. However, it is proposed to implement the schemes by voluntary agreements and it may therefore be possible to give safeguards which may allay any fears of potential damage to property and trespass. It is also possible that land ownership may change over the Plan period.
- 6.7** The Cambridge Green Belt Project, which is supported by the Local Authorities and the Countryside Commission, publishes leaflets to promote local walks; increased use of paths prevents them from becoming overgrown.
- 6.8** The suggested Picnic Sites (Policy GB4/5 and **Appendix 2**) will be mainly the responsibility of the County Council. Funding will be sought from a number of sources to implement these proposals.

## **Landscape Improvements**

- 6.9** Policy GB5/1 aims to promote additional tree planting in the Green Belt. Such schemes are generally achieved in response to initiatives from local landowners; however, the Green Belt Project enables a more direct approach similar to that used in the New Agricultural Landscapes Scheme. It should also guide planting into the most beneficial locations.
- 6.10** The District Councils also undertake tree planting, generally within villages. They may, however, wish to consider allocating part of their budgets to Green Belt schemes, planting on the edge of villages or in more open locations in certain parishes. The City Council undertakes tree planting on open spaces and along approach roads in the City. The City Council and South Cambridgeshire District Council should also note the need to give priority to the needs of the urban fringe as indicated in Policy GB5/4.
- 6.11** Other means of maintaining and improving the landscape are suggested in Policies GB5/2 and GB5/3. The Local Authorities will consider financial aid to local groups and voluntary bodies who wish to undertake landscape improvements. The District Councils may also wish to take more direct action by creating Local Nature Reserves either through land purchase or by management agreements with landowners.

APPENDIX A: THE CHANGING FACE OF THE AMERICAN WEST

The American West has long been a land of opportunity and challenge. From the early days of settlement to the present, the West has played a vital role in the development of the United States. This appendix explores the historical and cultural changes that have shaped the West over time.

The West has been a land of discovery and exploration. From the first European settlers to the modern-day pioneers, the West has been a place where new ideas and ways of life have been born. The West has also been a land of conflict and struggle, as different groups have fought for control over its vast resources. Despite these challenges, the West has remained a place of hope and possibility, a land where dreams can be realized.

APPENDICES

The following appendices provide additional information and resources related to the West. They are intended to complement the main text and provide a more comprehensive understanding of the West's history and culture.

Appendix B: The West in Literature and Film. This appendix explores the ways in which the West has been portrayed in popular culture. It includes a list of books, films, and other media that have shaped our understanding of the West.

Appendix C: The West in the Arts. This appendix explores the ways in which the West has inspired artists. It includes a list of paintings, sculptures, and other works of art that have been inspired by the West.

Appendix D: The West in the Future. This appendix explores the ways in which the West is being shaped by the future. It includes a list of books, articles, and other resources that discuss the future of the West.

Appendix E: The West in the Present. This appendix explores the ways in which the West is being shaped by the present. It includes a list of books, articles, and other resources that discuss the current state of the West.

Appendix F: The West in the Past. This appendix explores the ways in which the West has been shaped by the past. It includes a list of books, articles, and other resources that discuss the history of the West.

## APPENDIX 1

### POTENTIAL FOOTPATHS/BRIDLEWAYS/CYCLEPATH LINKS TO BE INVESTIGATED

[Appendix 1 is an extract from the Deposit Plan (May 1984) as modified by Modifications No. 10 and No. 11, but is otherwise not updated. Similarly the accompanying map has not been updated and includes a note to this effect.]

Policy GB4/3 states the intention of the Local Authorities to provide new footpath links in the area of the Green Belt and a number of these are given in this Appendix for further consideration. In undertaking such consideration, the Local Authorities will need to take into account the interests of the local landowners and farmers affected, as well as the recreational needs of the general public. It is apparent that farmers and landowners have experienced the adverse effects of public access and it is essential that potential problems of trespass, vandalism, damage to crops, litter and the dumping of rubbish are taken fully into account in detailed studies in order to protect rural interests.

#### 1. Impington - Mere Way Link

The area north of the City has few rights of way; only two leave the Histon/Impington settlement. An Impington - Mere Way link, preferably a bridleway, would:

- (a) give additional access to the countryside for local residents;
- (b) link with Mere Way to provide access to/from Landbeach and Kings Hedges; also a short spur would give public access to the Elizabeth Woodcock Memorial (a feature of considerable local interest).

#### 2. Circular Route, North from Histon Village

It has been noted that there are few rights of way in this area. This proposal would create a short circular route close to the village.

#### 3. Waterbeach - Car Dyke Link

Waterbeach village is not well endowed with footpaths; in particular there is a lack of circular routes. A route along the Car Dyke although involving a crossing of the railway line would:

- (a) provide a link from the southern side of the village to the River Cam towpath;
- (b) provide possibilities of circular walks from the village along the riverside; It would be of considerable interest in view of the archaeological significance of the Car Dyke. A signboard at the village end could explain the feature.



#### **4. Anglesey Abbey Cyclepath**

The opportunities for cycling off public roads within the vicinity of Cambridge are very limited, despite the popularity of cycling in the City. A disused, but substantially intact, railway track from Fen Ditton passes close to Anglesey Abbey, a popular National Trust property, and to Lode. A cyclepath using the railway track would:

- (a) provide an opportunity for cycle recreation off public roads;
- (b) provide access to Anglesey Abbey for walkers and cyclists and complement the Wimpole Way footpath to Wimpole Hall.
- (c) allow access to Lode, increasing recreation provision for the village and providing a new route to the City.

#### **5. Fulbourn Old Drift - Teversham Link**

Extra footpaths close to Cambridge City are desirable to improve access to the countryside for City residents. A link from Fulbourn Old Drift to Ferndale at Teversham would:

- (a) provide a useful link for residents of the immediate area;
- (b) link with Fulbourn Fen network to provide a route for City residents wanting an extended walk into the countryside.

#### **6. Worsted Lodge - Fleam Dyke Link**

There is a shortage of routes in this attractive rolling chalkland area; in particular there is a shortage of circular or long distance routes. A Worsted Lodge - Fleam Dyke link along the disused Chesterford - Newmarket railway would:

- (a) form a north-south route in the area, an additional long distance route and circular walks from Fulbourn;
- (b) link Fleam Dyke with the Roman Road, both features of considerable interest leading to extensive networks of their own.

## **7. River Granta - Wormwood Hill (A604) Link**

A River Granta - Wormwood Hill (A604) link along the Stapleford Parish boundary would:

- (a) form an additional north-south link in the network allowing for circular walks;
- (b) provide a better direct route between Stapleford and Sawston and Wandlebury for residents of those villages.

## **8. Long Road - Nine Wells Link**

There is a shortage of footpaths leaving the City and in the Great Shelford area. A footpath linking Long Road to the Nine Wells would:

- (a) extend the existing walk within the City (from Newnham to Long Road) into pleasant countryside to reach Nine Wells and thence to Granham's Road;
- (b) allow a complete walk along Hobson's Conduit, Cambridge's first water supply, from the City Centre to its source at Nine Wells.

## **9. Byron's Pool - Haslingfield/Hauxton/Great Shelford/Little Shelford Links**

The picnic area at Byron's Pool is much used by the public, but the adjoining public footpath ends abruptly. The area south of the City lacks footpaths; a move to link Byron's Pool with Haslingfield and/or Hauxton and Great and Little Shelford along the Rivers Rhee and Granta, would:

- a) provide long distance routes close to the City for residents of Cambridge and nearby villages;
- (b) provide access to stretches of river bank with pleasant riverside walking;
- (c) make a through route out of a dead end footpath and hence better use of the picnic area at Byron's Pool.

## **10. Whole Way - Mare Way Link**

This most important proposal would complete a splendid ridgewalk from Chapel Hill above Haslingfield to Wimpole. At present this is a most frustrating gap in the network. The Whole Way - Mare Way link would link the existing parts of the ridgewalk to form a continuous footpath affording excellent views throughout its length.

## **11. Grantchester - A603 Link**

This popular area would benefit from further routes. A Grantchester - A603 link, with a short spur to link with Barton, would:

- (a) provide a footpath network between Comberton, Barton and Grantchester and link into the wider network;
- (b) allow potential for circular walks in the Barton-Grantchester area;
- (c) provide a riverside walk along the Bourn Brook.

## **12. Extension of Coton footpath/bridleway to Hardwick along the former A45**

Hardwick is a growing village and the former A45 is now bypassed and therefore lightly trafficked; a bridleway link between the roundabout to the west of the American Cemetery to Coton should be sufficient to provide a safe and convenient cycling link between Hardwick and the City.

## **13. Cambridge City/Madingley Village Cycle Route**

The creation of a complete cycle route along Madingley Road out of the City to Madingley Village would create a scenic route with good views of the City and could be associated with the suggested picnic site in Appendix 2. For much of its length, it would be dual-use with the made-up footpath along Madingley Road.

## **14. Dry Drayton - Crafts Hill Link**

Although there are a number of footpaths in this area, a link between Dry Drayton and Crafts Hill would:

- (a) add a further walk for Bar Hill and Dry Drayton residents and allow a circular route in the area;
- (b) follow a significant ridge and afford good views eastward over the Cambridge area.

## **15. Coldhams Common - Stourbridge Common Link**

There is no link between these commons in the City despite their proximity. Such a link would connect the commons and their respective footpath networks to form a longer route for nearby residents.

# Cambridge Green Belt Local Plan (May. 1984)

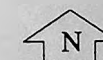
## Appendix I Map

### Footpath Proposals

#### Key

..... Routes of potential  
footpath/cycleway/  
bridleway links to be  
investigated as listed  
in Appendix I

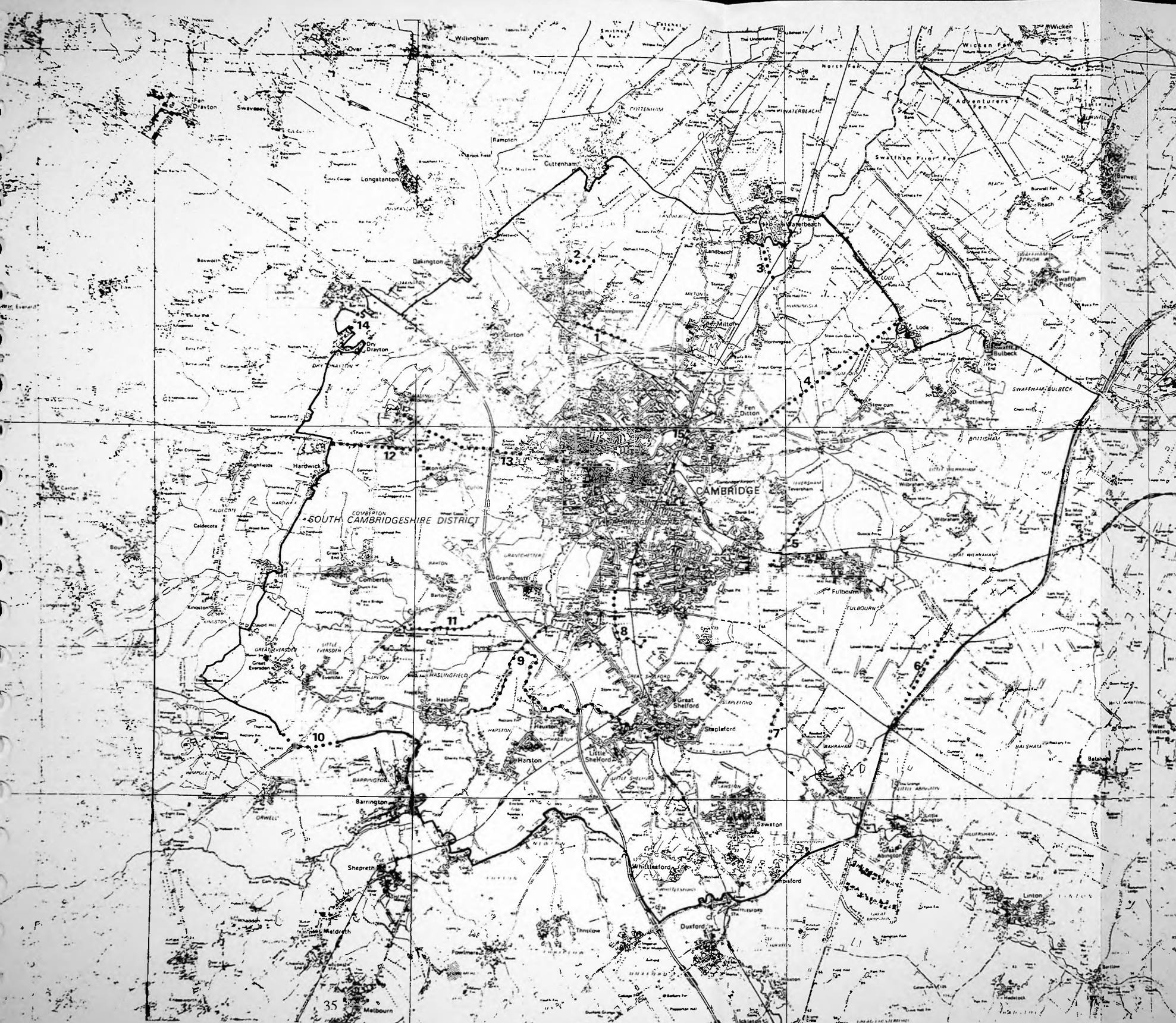
NB: This map is an extract from  
the Deposit Plan (1984)  
and has not been updated.



Not to Scale

R. Brown FBIM FLA  
Director of Corporate Planning & Research,  
Shire Hall,  
Castle Hill,  
Cambridge.

Base Map reproduced from the 1980 Ordnance  
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### POTENTIAL PICNIC SITES

[Appendix 2 is an extract from the Deposit Plan (May 1984) and has not been updated.]

1.       **Madingley Hill** - an area with good viewpoints of and close to the City and also the centre of a reasonable network of rights of way.
  
2.       **Fleam Dyke (A11)** - a layby exists at this point but an area for picnicking is needed nearby - a piece of cleared scrubland could be used. Allows access to a good network of routes centred on the Dyke.
  
3.       **Chapel Hill (Haslingfield)** - has excellent distant views of Cambridge and over a wide area of the surrounding countryside from a relatively high vantage point. A number of alternatives in the immediate vicinity of Chapel Hill present themselves which would be close to the Mare Way; car parking could be off the Barrington-Haslingfield Road.
  
- 4        **Worsted Lodge (A11)** - would be useful for people travelling considerable distances on the A11 and would also connect with the Roman Road walk from the Gog Magog Hills.



### THE LANDSCAPE AROUND CAMBRIDGE

[Appendix 3 is an extract from the Deposit Plan (May 1984) and has not been updated.]

The area around Cambridge is divided into three broad landscape zones based on the underlying geology and physical landforms. Between these zones are intermediate areas which are transitional and may reflect the characteristics of more than one zone. The zones are:

1. **The Fens and Fen-edge:** lying north and north-east of the City, they represent the southern extremity of the extensive Fenlands around the Wash. A gently undulating clay area close to the City gives way, unevenly, to a completely Fen landscape, with dark peat or silt soil and man-made drainage channels. On the Fen-edges the landscape consists of arable fields set in a traditional enclosure pattern with a variable proportion of hedgerow cover and a small proportion of pasture. In the Fen proper, agriculture is very intensive; there is a proportion of horticulture and orchard. There is virtually no hedgerow or tree cover except for occasional lines of poplars or willows along watercourses. Settlements are generally confined on the higher drier ground, on the edge of the Fen or on "islands" in it. The River Cam flows north-eastwards through this zone. Its flood plain, limited by raised earth banks, provides a series of water meadows enclosed by hedgerows.
  
2. **The Chalk Hills:** south and south-east of Cambridge the land rises in a series of gently rounded and distinctive chalk hills with dry valleys. The hills form part of the East Anglian Heights, a continuation of the Chiltern Hills. The soil is light and chalky, well drained with arable fields, hedgerows, tree belts, and a series of small wooded areas, often with a high proportion of beech trees. This zone includes the highest land around Cambridge and commands important views of the City. Towards Newmarket the landscape forms part of "Newmarket Heath" typified by a high proportion of pasture and tree belts. To the east of Cambridge there is a low-lying area where the underlying chalk gradually slopes down to the fens area to the north. It is essentially a transition zone, its appearance largely fen in character in the north, while in the south, although still relatively low in relief, the vegetation is that of the chalk areas.

3.

**Clay Uplands:** west of Cambridge heavy clay land rises to a plateau, dissected by a series of small valleys. The higher land is almost exclusively arable. The enlargement of the arable fields and removal of most of the hedgerows has resulted in large areas with a bleak prairie like appearance. In the valleys and particularly around villages, there is a higher proportion of pasture fields, and hedgerow and tree cover. The dominant tree species are ash, oak and what remains of the once extensive elm. The broad valleys of the Cam and Rhee south of Cambridge have a higher proportion of enclosed and pasture fields and form a transition to the chalk areas of the south and east of the area.

## MANAGEMENT NEEDS OF THE LANDSCAPE

[Appendix 4 is an extract from the Deposit Plan (May 1984) and has not been updated.]

Within each of the broad landscape zones, smaller areas or tracts can be identified, where the character is dependent upon the predominant land-use or vegetation. These tracts help to indicate which management policies should be pursued in order to conserve or enhance the area, for it is essentially in the mantle of vegetation that changes to the landscape can be made.

### The Arable Tracts

These are areas of landscape which are almost exclusively arable fields, but have a varying degree of hedgerow and tree cover, and thus sub-divided into:

- Fen Arable** - Flat areas of dark rich soil intensively farmed. There is usually a complete absence of hedges or trees, the area having no tradition of fencing or hedging.
- Open Arable** - Very large arable fields where the enclosure hedges have been completely removed to give a bleak and prairie-like appearance. In most cases, there is no remaining tree cover either. These areas usually occur on rising ground between villages.
- Scattered Hedgerows** - Large arable fields but where some of the hedges remain, although scattered and broken.
- Consolidated Hedgerows** - Arable fields, but where a high proportion of the parish and enclosure hedges remain. There has usually been some hedgerow removed but not to the same extent as in the previous types. There may also be a small proportion of pasture fields and some small groups of trees.

Suggested management needs: existing hedges should be retained and maintained and, where possible, new hedges planted around fields. Priority for improvement of hedges should be given to those which form ancient parish boundaries. Tree cover can be increased by planting within hedgerows, and by allowing naturally seeded saplings in hedges to grow into established trees. Additional trees can be planted in road verges, along field boundaries and streams and as groups in field corners. Native or naturalised species should be used, both to be sympathetic with the traditional landscape and to maximise the value of new tree planting for wildlife. In the Fens hedges may not be appropriate and relief should be achieved by the use of tree planting, particularly in lines alongside roads or watercourses, and using suitable species such as poplar, willow, alder and birch. In the Fens, large agricultural buildings make a considerable impact on the landscape and provide the opportunity to add interest and provide a feature by screening with trees and shrubs.

## The Pasture Tracts

These areas show a high proportion of pasture fields, usually much smaller in size than arable fields and surrounded by hedgerows giving an attractive landscape. The pasture tracts are generally found close to settlements and on poorer, less well drained farmland. The pasture tracts, like the arable tracts, are also found in a variety of types dependant upon the chief characteristics of the enclosures, for instance, with hedgerows or tree-belts.

Suggested management needs: wherever possible, the retention and management of grass fields. This needs to be complemented by the retention and improvement of hedge and tree cover where appropriate. Account should be taken of the age structure of the trees and the need to increase the proportion of young trees to replace elderly or dying trees.

## The Treed Tracts

These areas depend upon the presence of trees for their characters. They are sub-divided into:

- Woodlands** - Pasture or arable farmland but with a high proportion of wooded areas of various sizes. The species vary according to the zone; oak/ash on the heavier clay areas, but beech predominating on the chalk areas.
- Scattered Woods** - Where the wooded areas are smaller and more dispersed, but still the predominant landscape use.
- Tree Belts** - Pasture or arable farmland but with a high proportion of tree belts separating fields.

Suggested management needs: retention, replanting and management of tree belts; planting with suitable species.

Complementary management of connecting arable or pasture areas.

## Other tracts

- Horticulture** - Smallholdings very intensively cultivated with small blocks of different crops and a scatter of dwellings, outbuildings and glasshouses. The regimented layout of such small holdings sometimes detracts from the landscape unless well screened by planting.

Suggested management needs: planting of hedges along suitable boundaries, tree planting to screen rows of dwellings, buildings and glasshouses.

- Airfields** - Airfields exist in the perimeter of the Green Belt, they are of necessity, located on level ground, and although they occasionally include arable areas are usually either grazed or mown grasslands. Additional visual problems are caused by large industrialised buildings used as hangars or stores and by hard concrete runways over much of the area. Their very function inhibits the opportunity to break-up the flat open nature with tree cover.

Suggested management needs: although some tree planting may have been undertaken, additional extensive hedge and tree planting around perimeter, and within the airfield where it does not interfere with flight paths, can make a considerable improvement. Also need to screen large buildings with planting.

- Golf-Courses** - Areas used for recreation, almost entirely grassed over and mown. Usually fairly recent in origin in landscape terms, and most tree planting also therefore recent.

- Orchards** - A high proportion of commercial fruit orchards usually set amongst arable or horticultural fields. The orchards consist of rows of uniformly pruned fruit trees, almost always set in grass, and surrounded hedges. The widest distribution is found in the Fens area north of Cambridge, particularly around Cottenham.

Suggested management needs: the orchards form a characteristic landscape and should be retained where possible with a complementary policy of improving the surrounding cultivated areas appropriate to their type.

- Parkland** - Grassed areas with a 'landscaped' effect created by the planting of groups and specimens of indigenous and ornamental tree species, and often completely surrounded by a wide tree belt. Usually date from the 18th and early 19th centuries.

Suggested management needs: the parklands identified display considerable variations in management. There is a need to maintain and replant with appropriate species of tree groups and belts, and to retain existing trees. Parkland depends also on the quality of the grass which is normally kept short by grazing; the young trees need to be carefully protected from grazing animals.

- Experimental Farms** - There are several experimental farms on the immediate edge of the City. They consist of crops grown under experimental conditions and are thus often broken up into small, unnatural looking blocks. Most hedgerow and tree cover has been removed, and there is a high proportion of glasshouses and ancillary buildings.

Suggested management needs: hedgerow and tree planting along farm boundaries and field boundaries although the specific needs of research must be taken into account in any landscaping scheme; screening of glasshouses and other buildings would also be beneficial for the landscape.

### PRIORITY AREAS

[Appendix 5 is an extract from the Deposit Plan (May 1984), as modified by Modification No. 12. Subject to minor corrigenda for clarification, it has not been updated.]

The Plan suggests that priority of action on the landscape should be given to the defined inner edge of the Green Belt. The needs and opportunities for the landscape in these areas, both within and adjoining the Green Belt, are set out below.

#### AREA I: The Northern Fringes of the City

##### Definition:

The northern fringe of the city at Kings Hedges and Arbury forms the southern boundary of the priority area; it extends as far west as Girton Village, and as far east as the Cambridge/Ely railway. It also extends into open countryside between Girton and Histon, and between Impington and Milton.

##### Importance:

A very important area because of:

- (i) The large number of local residents in the northern part of the City, and in the sizeable villages of Girton and Histon/Impington, and the expanding village of Milton.
- (ii) The much used approach roads of the B1049 from Histon and the A10 from Milton which run through the area and give views of the City.
- (iii) The much used A45 bypass, used by those approaching Cambridge, and those simply passing by, which gives extensive views of the City.

##### Negative Features and Characteristics/the Problems:

- (i) The A45 northern bypass, largely embanked in this section (some DoT planting already undertaken which will help in time).
- (ii) Bleak arable fields between the bypass and Kings Hedges/Arbury, with very inadequate screening of the newly developed northern edge of the City.
- (iii) Bleak and featureless arable fields between Girton and Histon, and between Impington and Milton.



- (iv) Electricity pylons running east-west across the area.
- (v) Lack of hedge screening of allotments to the east of Histon Road.
- (vi) Largely unscreened County Council waste disposal site at the junction of the A45 and A10 in the vicinity of Milton .
- (vii) Large scale city sewage works - particularly the unscreened settlement beds to the east of the main works.
- (viii) Chesterton junction marshalling yards largely unscreened.
- (ix) Unkempt nature of the start of the Mere Way and the fields adjacent to Kings Hedges Farm.
- (x) Bleak aspect of NIAB experimental farm at Girton with numerous glass houses; some planting has already been undertaken which with the continuing programme of landscaping will make considerable improvements.

### **Good or Positive Features:**

- (i) Pleasant landscape on the fringes - around Girton College, south of Impington Village College, Milton Pits, Chesterton Fen and the River Cam.
- (ii) Science Park well screened and landscaped, as is the A10 opposite.
- (iii) Mere Way footpath lined with trees and hedges (in parts) forming a pleasant feature.
- (iv) Extensive views of the City and countryside setting.

### **Needs and Opportunities:**

- (i) Additional planting along edge of built-up area at Kings Hedges and Arbury.
- (ii) Additional planting between edge of the City and the A45 bypass.
- (iii) Planting amongst settlement beds of sewage works.
- (iv) Planting to screen Chesterton Marshalling Yards.
- (v) Planting to screen refuse disposal site.
- (vi) Revitalisation of planting along Mere Way.
- (vii) Additional tree-groups and hedges in bleak arable areas between Girton and Impington and between Impington and Milton.

## **AREA II: The South-Eastern Fringes of the City**

### **Definition:**

The area follows closely the urban edge of the City and stretches from the A10/M11 Junction in the South through to the A1303 (Newmarket Road) in the East, incorporating Coldhams Common and Cambridge Airport.

### **Importance:**

- (i) The A10 is the major approach road from London and the South.
- (ii) Very important views of City from Gog Magog Hills and other high points look across this edge of the City.
- (iii) Large proportion of local residents, in this part of the City, Cherry Hinton, Romsey Town and large nearby villages such as Shelford and Fulbourn.

### **Negative Features/The Problems:**

- (i) The PBI experimental farm on the western side of the A10, with bleak open nature and high proportion of artificially lit and unscreened glasshouses; again recent planting and the use of sodium lights will improve matters.
- (ii) Hard edge of new development on eastern side of A10 approach, particularly 3-storey flats.
- (iii) Dwarfing effect on skyline of Addenbrookes tower blocks and large chimneys.
- (iv) Largely unscreened edge of new development at Cherry Hinton.
- (v) Cherry Hinton cement works and working pits.
- (vi) Open and bleak nature of airport and large masses of airport buildings.
- (vii) Open, flat and bleak nature of arable farmland between Cherry Hinton and Teversham.
- (viii) Damage to landscape of Coldhams Common by large industrial buildings, railway embankments etc.

